



TITLE: ZONING MAP CHANGE: REZ-24-02-19-00172, GRANT AUGUSTUS PHILLIPS (APPLICANT); PROPERTY PARCEL: 177359, LOCATED AT 124 SPRATT DR., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a public hearing was held on March 26, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 177359
Applicant(s): Grant Augustus Phillips
Owner(s): Grant Augustus Phillips and Amanda Rutherford Phillips
Property Location: 124 Spratt Dr., Mount Holly
Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcel 177359, located at 124 Spratt Dr., Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on March 4, 2024, based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead style housing, as envisioned by the rural future land use designation.

Motion: Horne Second: Crane Vote: Unanimous
Aye: Crane, Harris, Horne, Hurst, Magee, Marcantel
Nay: None
Absent: Brooks, Houchard, Sadler, Vinson
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-079	03/26/2024	KJ	BH	A	A	AB	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: REZ-24-02-19-00172, Grant Augustus Phillips (Applicant); Property Parcel: 177359, Located at 124 Spratt Dr., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
Page 2

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead style housing, as envisioned by the rural future land use designation.

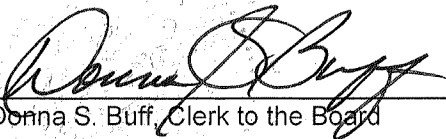
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 177359, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-24-02-19-00172)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single-Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single-Family Moderate Zoning District with (US) Urban Standards Overlay.

Applicant(s):

Grant Phillips

Property Owner(s):

Grant Augustus Phillips & Amanda Rutherford Phillips

Parcel Identification (PID):

177359

Property Location:

124 Spratt Dr, Mount Holly

Total Property Acreage:

4.54 acres

Acreage for Map Change:

4.54 acres

Current Zoning:

(R-1) Single-Family Limited with US Overlay

Proposed Zoning:

(R-2) Single-Family Moderate with US Overlay

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston/Northeast Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the county and throughout the region, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities.

Comprehensive Plan Future Land Use:

Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are setback from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / private septic

Road Maintenance:

Private

Technical Review Committee (TRC) comments provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

There were no comments from TRC at this time.

A letter from the GCLMPO has been included in the packet.

STAFF SUMMARY

Prepared By: Shelby Barkley, Planning Technician

This property is in a residential area in the northeastern region of the county. The location is primarily residential in nature with Stanley and Mount Holly municipal limits nearby. The subject property is located off of Spratt Dr – a private road that comes off of Old NC 27 Hwy, an NCDOT-maintained road – in Mount Holly.

If approved, any uses allowed in the (R-2) Single-Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on March 4, 2024, and recommended approval of the request by a unanimous (6-0) vote based on the following:

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will maintain the rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-02-19-00172, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

These findings are supported by a 6 - 0 vote by the Gaston County Planning Board during its March 4, 2024, meeting.



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Grant Phillips
(Print Full Name)
Mailing Address: 6314 South New Hope Road Belmont NC 28012
(Include City, State and Zip Code)
Telephone Numbers: 7042533910
(Area Code) **Business** (Area Code) **Home**
Email: grantphillips06@gmail.com

** If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*



B. OWNER INFORMATION

Name of Owner: Grant Phillips
(Print Full Name)
Mailing Address: 6314 South New Hope Road Belmont NC 28012
(Include City, State and Zip Code)
Telephone Numbers: (704)253-3910
(Area Code) **Business** (Area Code) **Home**
Email: grantphillips06@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 124 Spratt Drive Mt Holly NC 28120
Parcel Identification (PID): 177359
Acreage of Parcel: 4.54 +/- Acreage to be Rezoned: 4.54 +/- Current Zoning: R-1
Current Use: _____ Proposed Zoning: R-2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>Grant Phillips</u>	Name of Property Owner: <u>Amanda Phillips</u>
Mailing Address: <u>6314 South New Hope Road</u> <u>Belmont NC 28012</u> (Include City, State and Zip Code)	Mailing Address: <u>6314 South New Hope Road</u> <u>Belmont NC 28012</u> (Include City, State and Zip Code)
Telephone: <u>704-253-3910</u> (Area Code)	Telephone: <u>704-689-6542</u> (Area Code)
Parcel: <u>177359</u> (If Applicable)	Parcel: <u>177359</u> (If Applicable)
<u></u> (Signature)	<u></u> (Signature)

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 177359
hereby give Grant Phillips consent to execute this proposed action.
(Name of Applicant)

[Signature]

(Signature)

02/19/2024

(Date)

[Signature]

(Signature)

02/19/2024

(Date)

I, _____, a Notary Public of the County of _____
State of North Carolina, hereby certify that _____
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the _____ day of _____, 20____.

Notary Public Signature

Commission Expiration

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

[Signature]

Signature of Property Owner or Authorized Representative

02/19/2024

Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP

☐ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

124 SPRATT DRIVE

Grant & Amanda Phillips

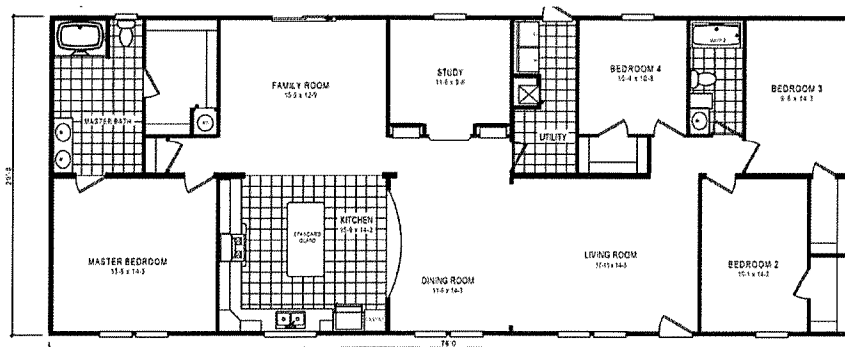
Supporting documentation for our property to be rezoned to include the building of a manufactured home. We are requesting it be changed from R-1 to R-2.

Personal

Our family has been working towards this goal for a very long time. The previous owner allowed us to do owner financing and we paid on the land for years. We finally closed on the property in January of 2022. Grant works in Cyber Security and is also in the NC Air Force National Guard. Amanda is a stay at home mom. We have three children: twin boys, Aiden and Liam who are 9 and our girl Emilia who is 4. Aiden has Fragile X, Autism and is completely nonverbal. He attends 35 hours of therapy a week to help him become the best version of himself. Even so he has a tendency for trying to escape and a fascination for traffic- obviously a very worrying combination. He requires full time hands on care and probably will for his entire life. This property is very large (4.54 acres) and we plan to set our house a good distance from the road so that we can fence it in and create a safe space for Aiden and his siblings to continue to grow up. Grant's parents own the property next door, which is where Grant grew up. Grant's dad is in a wheelchair from a brain aneurysm some years ago. Being next door will allow us to help care for them, as well as giving our children the gift of unlimited quality time with their grandparents. We looked into different avenues to build a home but unfortunately the interest rates really held us back from doing a stick built home. We ended up going with a house plan from Clayton Homes in Rock Hill because it was the best value for money because it allowed us to get a lot of upgrades. We honestly didn't consider that manufactured homes wouldn't be included in the zoning because most of the houses on Spratt Drive are manufactured homes. The house we ordered is currently being built by Schult Homes in the factory. It was scheduled to be delivered at the end of March. Now we are desperately trying to get the zoning changed so that we can try to stay as close to the schedule with the builder. This is our first time attempting to build and we are learning a lot along the way. But we are hoping for this to all be approved so this can be our forever home and we can cultivate the property into a beautiful place for our kids to grow up.

The House

1. We did a lot of upgrades to this home when designing and the final price of the home is around 310k. It will be a beautiful home and add value to the neighborhood.
2. We are having higher ceilings built (9ft) than traditional manufactured homes
3. An increased Roof Pitch of 6/12 makes the home appear extremely similar to a stick built or manufactured home. Sidewalls will be thicker to support the roof. It is very similar and will look like a modular home. The appraisal package from Clayton Homes is also in the portal with the specific details if needed.
4. The home will be adhered to a permanent stone/brick foundation
5. Home will have a site built stone foundation front porch again leading to the similar appearance of a stick built home. See reference picture below
6. 2300 Sq Ft Home - Doublewide Manufactured "The 4707 Rocketeer" built by Schult Homes



Nearby Residents

1. Spratt drive is a gravel road
2. No HOA
3. The majority of the houses on this road are manufactured homes with large lot sizes. (a few are included in the attached pictures)
4. Our lot size is 4.54 acres allowing for plenty of wide open space.
5. Grant's parents, who are our immediate neighbors, also live in a manufactured home.

Utility Services

1. Individual Well / Septic System - will not draw on city/county resources - soil test complete and permit has already been acquired (see attached)
2. Power already runs down the road for other residents - There was previous power to the abandoned run down trailer that was left on the property
3. The road is not state or city maintained and is instead maintained by the residents (gravel road)

Neighbors :

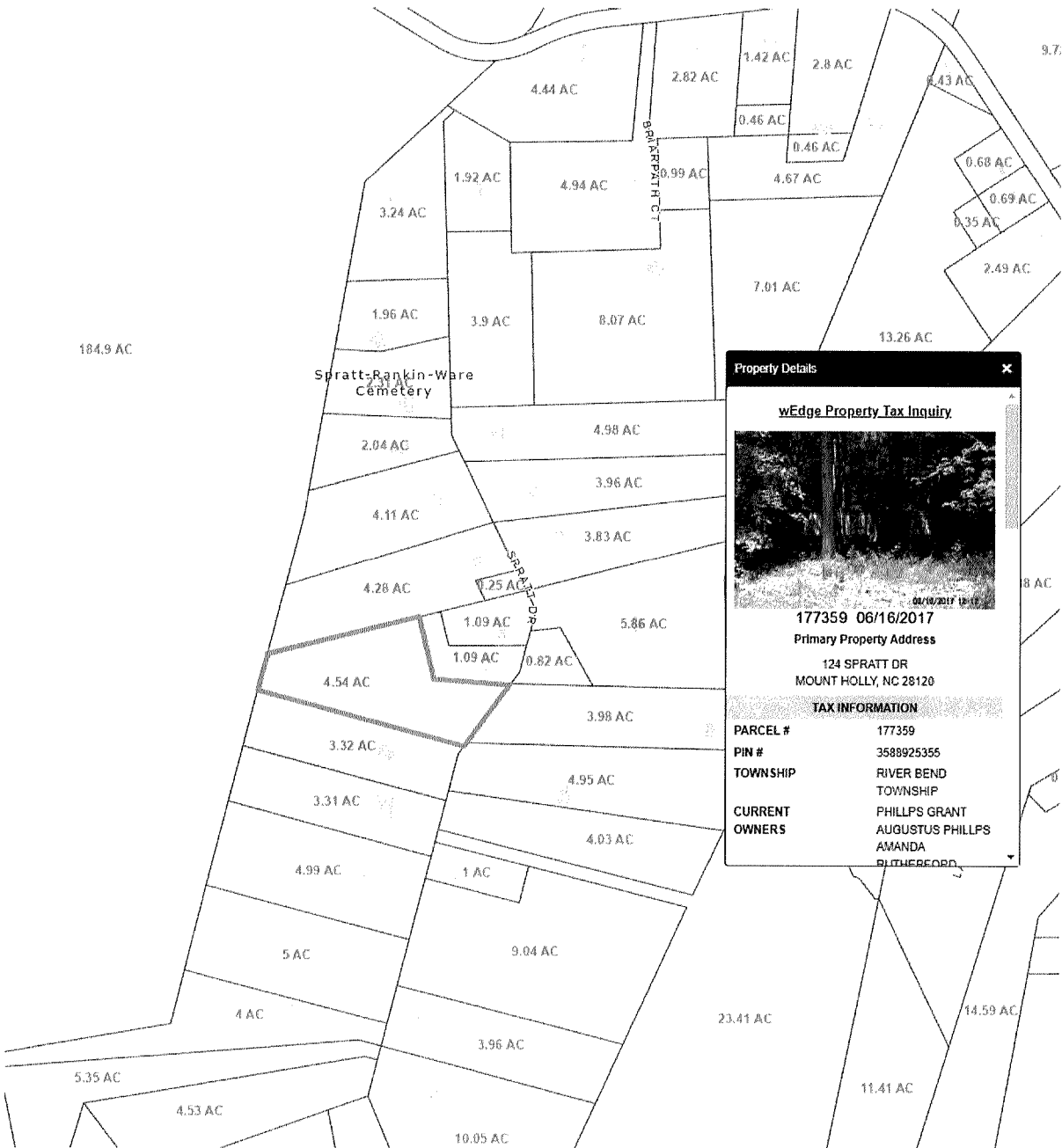














GASTON COUNTY ENVIRONMENTAL HEALTH
(IN ACCORDANCE WITH NCGS 130A-336)

33024

CH
IMPROVEMENT PERMIT
VALID FOR 5 YEARS
FROM DATE ISSUED

CH
AUTHORIZATION FOR WASTEWATER
SYSTEM CONSTRUCTION
(Valid for period equal to IP)
(Required prior to issuing building permit.)

Applicant: Phillips Grant

Date: 6-7-2023 Phone: (C) 704-353-3910

PROPERTY LOCATION: 124 Spratt Dr Mt Holly 28120

Subdivision _____ Lot Area 4.54 Lot # _____ Block # _____

SYSTEM DESIGNED FOR: House ☒ M/H _____ Apts. _____ No. Bedrooms 5 Users 10

Business/Industry _____ #Emp. (All Shifts) _____ Church _____ # Members/Seats _____ Kitchen _____

Basement: Yes ☒ No _____ Plumbing In Basement: Yes ☒ No _____ Est. Daily Sewage Flow 600 gpd

Water Supply: Municipal _____ Community _____ Non-Community _____ Private ☒

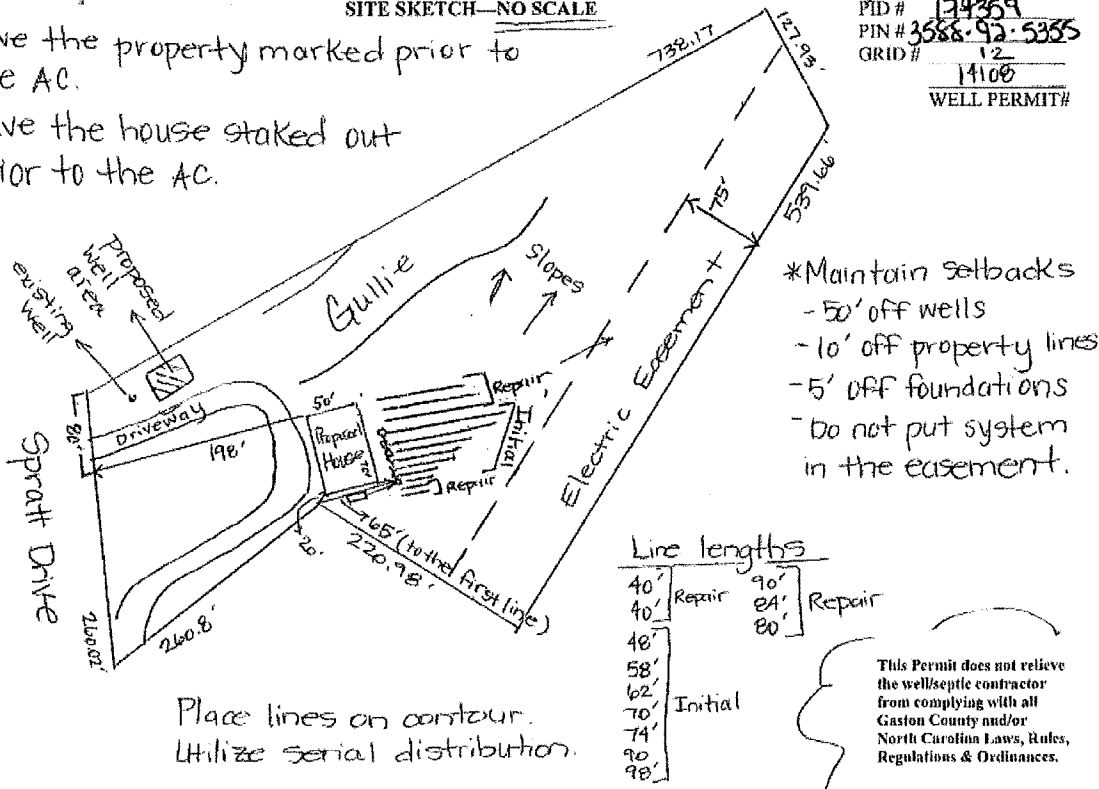
THE IMPROVEMENT PERMIT SHALL BE VALID FOR 5 YEARS FROM DATE OF ISSUE WITH A SITE PLAN. THE IMPROVEMENT PERMIT SHALL BE VALID WITHOUT EXPIRATION WITH PLAT. THE DEPARTMENT AND LOCAL HEALTH DEPARTMENTS MAY IMPOSE CONDITIONS ON THE ISSUANCE AND MAY REVOKE THE PERMITS FOR FAILURE OF THE SYSTEM TO SATISFY THE CONDITIONS, THE RULES, OR THIS ARTICLE. THIS PERMIT IS SUBJECT TO REVOCATION IF SITE PLAN, PLAT, OR INTENDED USE CHANGES (130A-335(f)). THE PERSON OWNING OR CONTROLLING THE SYSTEM SHALL BE RESPONSIBLE FOR ASSURING COMPLIANCE WITH THE LAWS, RULES, AND PERMIT CONDITIONS REGARDING SYSTEM LOCATION, INSTALLATION, OPERATION, MAINTENANCE, MONITORING, REPORTING, AND REPAIR (130A-335(b)).

APPLICANT SIGNATURE:

Septic Tank Capacity 1500 gallons Pump Tank Capacity NA gallons Nitrification Field 1500 Sq./Ft.
No. Lines 7 Depth of Stone 12" Other 500 LF of accepted product
Trench Depth Minimum 33" Maximum 36" Maximum Trench Width 36"
SITE CLASSIFICATION: Suitable _____ Provisionally Suitable ☒ Unsuitable _____ Repair Area Type 50% reduction
DATE PD. IP 6-7-23 CK. # CC PERMIT FEE \$ 190 RECEIPT # 184270 ISSUED BY: Chandraleya M. Nunez
DATE PD. AC 7-11-23 CK. # CC PERMIT FEE \$ 190 RECEIPT # 184270 Environmental Health Specialist

SITE SKETCH—NO SCALE

- * Have the property marked prior to the AC.
- * Have the house staked out prior to the AC.



GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH DIVISION
 991 W. HUDSON BLVD., GASTONIA, N.C. 28052
 704-853-5200

120-

Permit Void After 60 Months

WELL INSTALLATION OR REPAIR PERMIT

Owner/Applicant: Phillips, Grant **PERMIT #** 14108
Mailing Address: _____ **Date:** 7/11/2023
Lot Area _____ **Phone:(H)** _____ **(W)** 704 253-3910
Subdivision/Park _____ **Lot #** _____ **Block #** _____
PROPERTY LOCATION 124 Spratt Dr. Mt. Holly NC 28120

Signature of applicant or authorized agent

Type _____ **Size** _____ **Depth** _____ **Casing Depth** _____
Casing Type _____ **Static Level** _____ **Yield** _____ **Grout** _____
Grout Date _____ **Contractor/Driller** _____

SITE SKETCH - No Scale

Distances Must Conform

To Local/State Codes.

Most Common Examples Are:

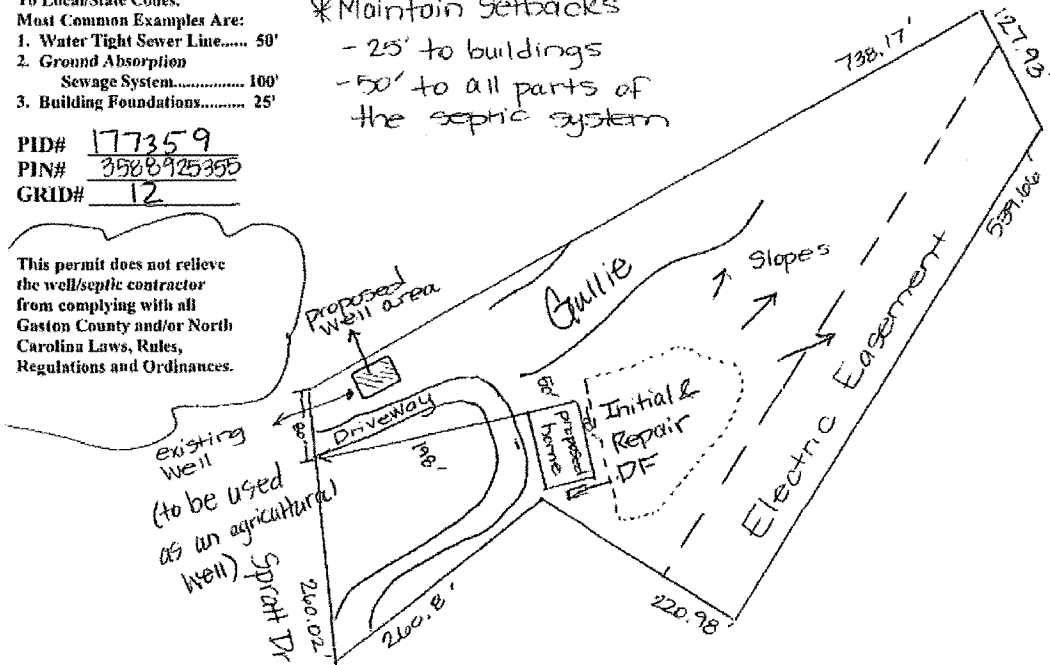
1. Water Tight Sewer Line..... 50'
2. Ground Absorption
Sewage System..... 100'
3. Building Foundations..... 25'

*Maintain Setbacks

- 25' to buildings
- 50' to all parts of the septic system

PID# 177359
PIN# 3588925355
GRID# 12

This permit does not relieve the well/septic contractor from complying with all Gaston County and/or North Carolina Laws, Rules, Regulations and Ordinances.



WATER SUPPLY INFORMATION:

- Well location, installation and protection must meet state and local regulations, and must be inspected and approved by a representative of the Gaston County Health Department before any portion of the installation is put into use.
- The siting of the well by the Health Department staff is to provide protection from KNOWN possible sources of contamination. No quantity and/or quality of water is guaranteed at any site by the Health Department.
- After the well is in service, contact the Gaston County Environmental Health Section (704-853-5200) for bacteriological and inorganic water samples.

DATE ISSUED 12/19/2023 **EHS** Chandraleef-1 Newell
DATE WELL HEAD INSPECTION COMPLETE _____ **EHS** _____
FEE PAID \$ 300- **DATE** 7/11/2023 **RECEIPT #** 184271 **IP#** 33024
DATE SAMPLES COLLECTED _____ **DATE OF BACTERIOLOGICAL RESULTS** _____ **RESULTS** _____

Original White: Health Department

Pink: Inspection Dept.

Yellow: Applicant Copy

Uses Allowed in the (R-2) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP




Animal Grooming Service for household pet (indoor kennels)	SP	Dwelling, Manufactured Home Class A		X	Manufactured Home Park	Es	Es	Restaurant, within other facilities	Xs	Xs
Animal Hospital (Outdoor kennel)	SPs	Dwelling, Manufactured Home Class C	Es	Es	Marina, Accessory	Xs	Xs	Riding Stables		SPs
Animal Hospital, (Indoor kennel)	SPs	Dwelling, Manufactured Home Class D	Es	Es	Marina, Commercial	CD	SP	Rodeo / Accessory Rodeo		SPs
Animal Kennel	SPs	Dwelling, Single Family	X	X	Maternity Home	Xs/ SPs	Xs/SPs	School for the Arts		SP
Automobile Hobbyist	Xs	Dwelling, Two Family	Xs	Xs	Military Reserve Center		SPs	School, Elementary & Middle (public & private)	Xs	Xs
Bed and Breakfast Inn	SPs	Essential Services Class 1	X	X	Museum	SP	SP	School, Senior High (public & private)	Xs	Xs
Bona Fide Farms	Xs	Essential Services Class 2	Xs	Xs	Nursery (Garden)		SPs	Small House Community	SP	SP
Botanical Garden	Xs	Essential Services Class 3		SP	Nursing Home, Rest Home		SPs	Special Events Facility	SPs	SPs
Camping and Recreational Vehicle Park	SPs	Essential Services Class 4	Xs/SPs	Xs/SPs	Paint Ball / Laser Tag Facility	SPs	SPs	Special Events Facility, Accessory	SPs	SPs
Cemetery	SPs	Family Care Home	Xs/SPs	Xs/SPs	Park	Xs/SPs	Xs/SPs	Stadium	Xs/SPs	Xs/SPs
Church / Place of Worship	Xs	Flex Space	Xs	Xs	Parking Lot	SPs	SPs	Taxidermy	X	X
College / University	SP	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA	SPs	SPs	Planned Residential Development (PRD)	Xs/CDs	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs	Xs
Conference / Retreat / Event Center	SPs	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA		SPs	Planned Unit Development (PUD)		Xs/CDs	Telecommunication Tower & Facilities	SPs	SPs
Continuing Care Facility	SPs	Golf Course; Golf Driving Range; Golf Miniature	SPs	SPs	Private Residential Quarters (PRQ)	Xs	Xs	Tourist Home	X	X
Country Club	SPs	Group Home		Xs	Produce Stand	Xs	Xs	Tower and/or Station, Radio & Television Broadcast	SPs	SPs
Day Care Center, Class A	Xs	Home Occupation, Customary	Xs	Xs	Recreation Center and Sports Center	SPs	SPs	Traditional Neighborhood Development (TND)	Xs/CDs	Xs/CDs
Day Care Center, Class B	Xs/SPs	Home Occupation, Rural	Xs	Xs	Recycling Deposit Station, accessory	X	X	Wood Waste Grinding Operation	SPs	SPs
Day Care Center, Class C	SPs	Library	SP	SP	Recycling Deposit Station, principal use	SPs	SPs	Zoo	SP	SP



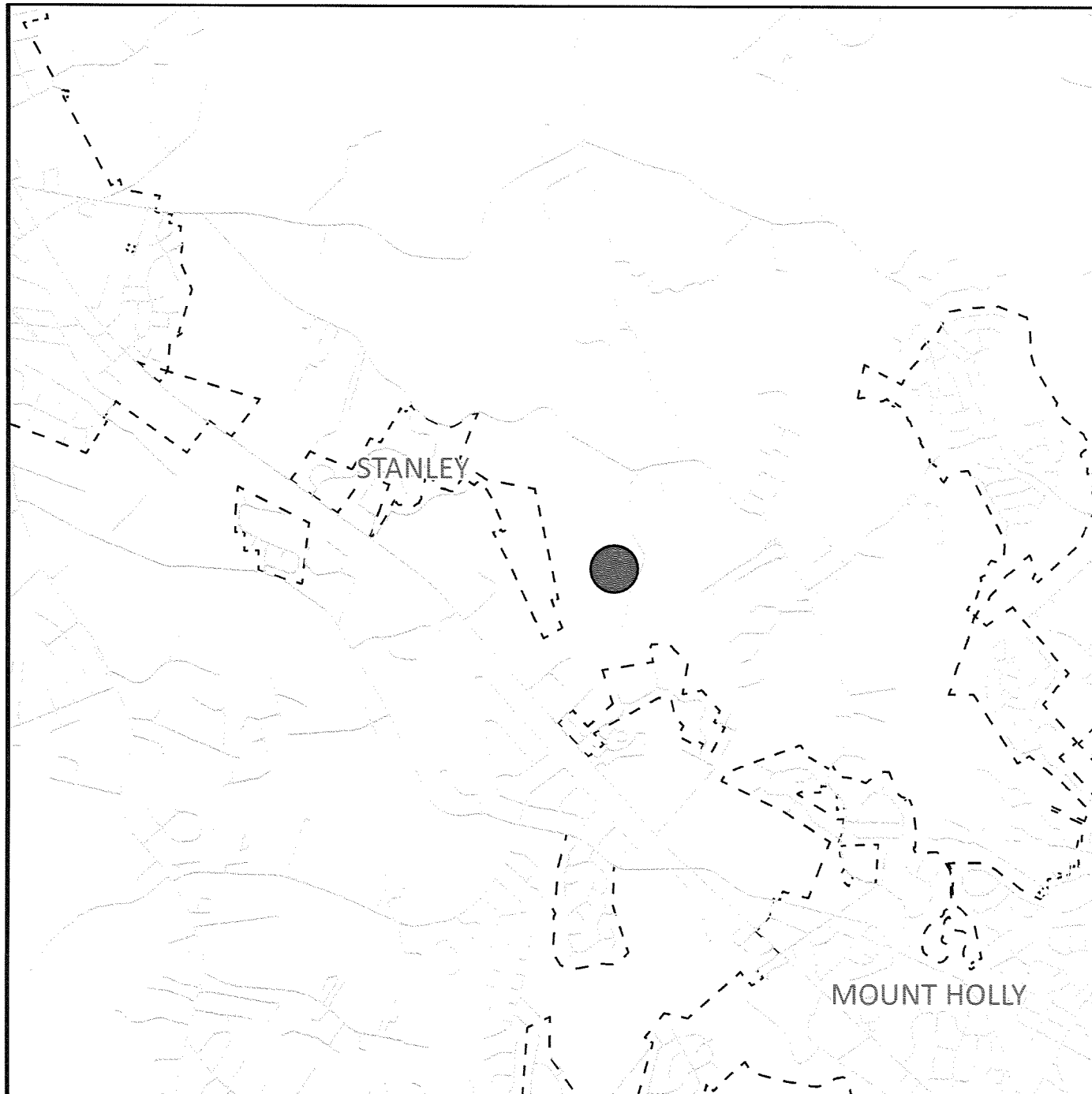
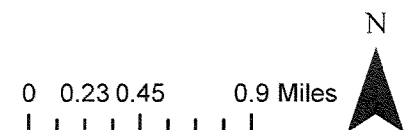
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-02-19-00172

LEGEND

-  Roads
-  Municipalities
-  Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.





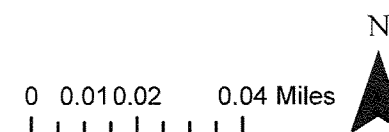
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-02-19-00172

LEGEND

- Roads
- Parcels
- Subject Parcel(s)

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ZONING MAP REZ-24-02-19-00172

LEGEND

— Roads

□ Parcels

ZONE TYPE

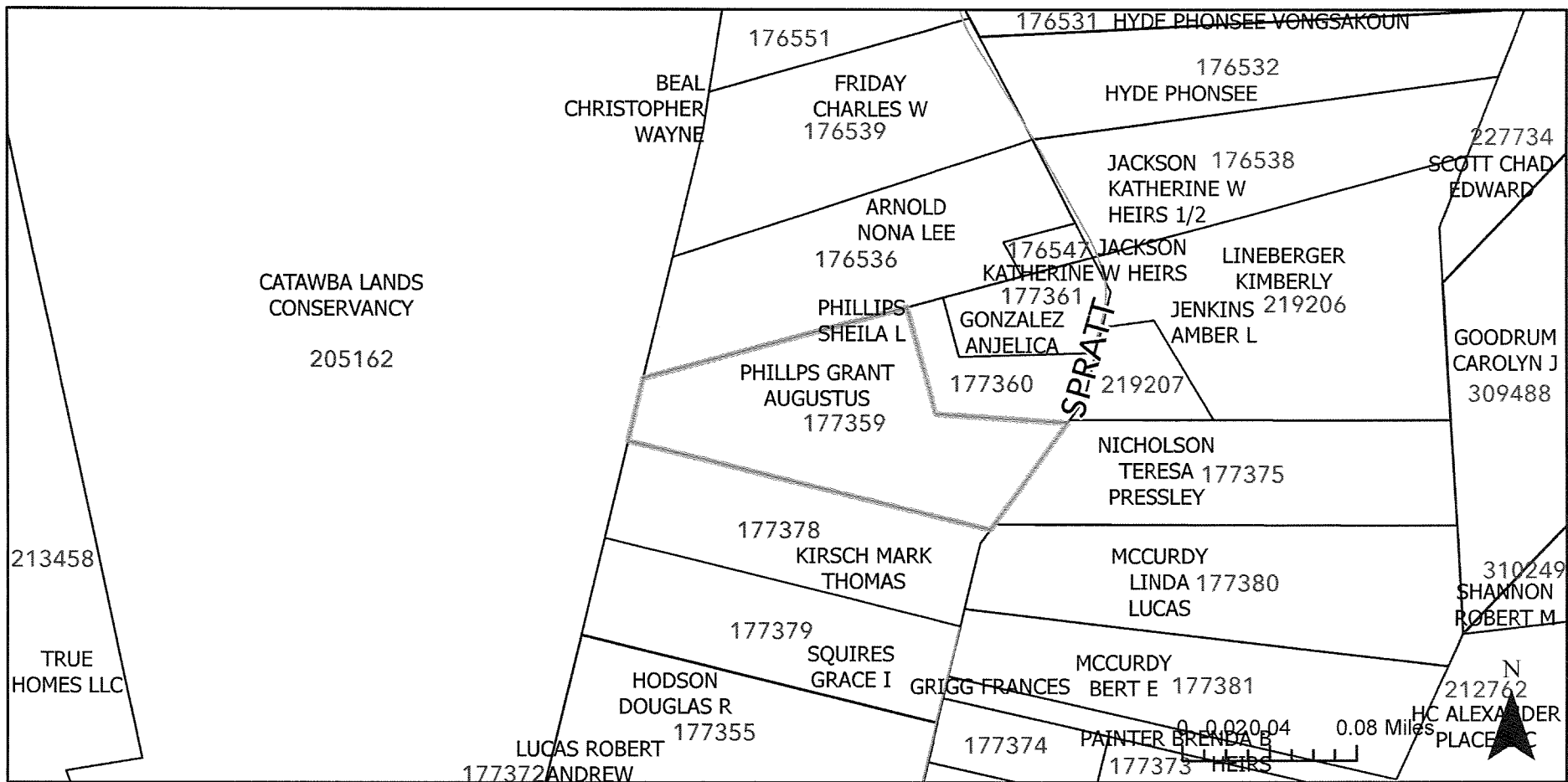
□ R-1

□ Subject Parcel(s)

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0 0.04 0.09 0.18 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-02-19-00172

LEGEND

 Subject Parcel(s)

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Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Shelby Barkley, MPA, CZO—Gaston County Planning Technician, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: March 4th, 2024
Subject: REZ-00172 Spratt Drive - Mt Holly – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 124 Spratt Drive Mt Holly NC 28120. Parcel ID# 177359. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 24-083

Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-24-02-19-00172, Grant Phillips (Applicant); Property Parcel: 177359, Located at 124 Spratt Dr., Mount Holly, NC, Rezone 4.54 Acres from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

Shelby Barkley - Planning Technician - 704-866-3433

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Grant Phillips (Applicant); Property Parcel: 177359, Located at 124 Spratt Dr., Mount Holly, NC, Rezone 4.54 Acres from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on March 26, 2024, with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on March 4, 2024, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-079	03/26/2024	KJ	BH	A	A	AB	A	A	A	A	U

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